

MINUTES
GREEN BAY PLAN COMMISSION
Monday, June 13, 2016
City Hall, Room 604
6:00 p.m.

*****For more detailed information regarding the meeting, please see the meeting video on our website at <http://greenbaywi.gov/event/plan-commission-meeting-77/> and follow the time stamp listed on each item.***

MEMBERS PRESENT: Maribeth Conard–Chair, Tim Gilbert-Vice Chair, Ald. Dave Nennig, Sid Bremer, Lisa Hanson and Jerry Wiezbiskie

MEMBERS EXCUSED: Heather Mueller

OTHERS PRESENT: Kevin Vonck, Paul Neumeyer, Mark Lyons, Stephanie Hummel, Ald. M. Steuer, Larry Ohnesorgt, Jeff Knutson, Steve Bieda, Ross Kornowske, Mark Anderson, Jason Haasch, Sam Winterfeldt, Michael Lenarduzzi, Howard Johnston

APPROVAL OF MINUTES:

Approval of the minutes from the May 9, 2016, Plan Commission meeting (0:00:46)

A motion was made J. Wiezbiskie and seconded by Ald. D. Nennig to approve the minutes from the May 9, 2016, Plan Commission meeting. Motion carried.

ELECTION OF OFFICERS: (0:01:00)

T. Gilbert nominated M. Conard for chair, seconded by S. Bremer. T. Gilbert asked three times if there were any other nominations for Chair. There were no other nominations and nominations were closed. M. Conard will retain her position as Chair of Green Bay Plan Commission. Motion carried.

M. Conard called for nominations for Vice-Chair. S. Bremer nominated T. Gilbert as Vice-Chair, seconded by J. Wiezbiskie. M. Conard asked three times if there were any other nominations for Vice-Chair. There were no other nominations. T. Gilbert will retain his position as Vice-Chair of Green Bay Plan Commission. Motion carried.

S. Bremer nominated Director Kevin Vonck for Secretary, seconded by L. Hanson. M. Conard asked three times if there were any other nominations for Secretary. There were no other nominations. K. Vonck will retain his position as Secretary of the Green Bay Plan Commission.

COMMUNICATIONS:

OLD BUSINESS:

1. (ZP 16-19) Discussion and action on the request for a Conditional Use Permit (CUP) for a detached accessory building with a metal exterior greater than 120 sq. ft. in a Low-Density Residential (R1) District located at 3290 Sitka Street. (Ald. T. De Wane, District 2) (0:03:48).

M. Lyons stated this item was held over from May's Plan Commission meeting. M. Lyons presented to Commissioners the request for a CUP for a detached metal structure. Additional photos of the property were displayed. He stated the petitioner did provide some examples of metal structures. Planning staff is still recommending denial of the request based on the incompatibility of the structure relative to the existing accessory garage and the principal dwelling.

Ald. Dave Nennig inquired about the objection that was received. The objection was received prior to the initial meeting. There are no new objections.

Moved by S. Bremer and seconded by T. Gilbert to suspend the rules for public comments. Motion carried.

Larry Ohnesorgt – Petitioner – 3290 Sitka Street: L. Ohnesorgt presented his information regarding his request to Commissioners. He stated the structure will blend in with the neighborhood and informed Commissioners of the changes he has made regarding the actual garage door, siding and color. He also informed Commissioners of the cost of the building, which he has already paid.

A discussion then ensued between Commissions and the Petitioner. Items discussed included position of the building, matching it to the main dwelling, cost, and setbacks.

M. Conard returned the meeting to regular order of business.

A discussion then ensued between Commissioners and Staff. S. Bremer stated she is in support of this request due to the changes L. Ohnesorgt has made with the appearance of the structure. J. Wiezbiskie stated he is opposed of the request due to the location of the structure. Other items discussed included the objection received prior to the initial meeting.

A motion was made by J. Wiezbiskie to deny the request. The motion was not seconded.

A discussion continued regarding the metal building structures as a whole, as they are getting to be more popular. M. Conard stated she agrees with S. Bremer and does support the request.

A motion was made by T. Gilbert and seconded by S. Bremer to approve a Conditional Use Permit (CUP) for a detached accessory building with a metal exterior greater than 120 sq. ft. in a Low-Density Residential (R1) District located at 3290 Sitka Street.

A conversation continued between Commissioners and Staff regarding conditions that should be added.

The following conditions were added:

- A. Brick and horizontal siding to match main dwelling
- B. Metal to match color of main dwelling
- C. Garage door window to match existing garage door windows
- D. Mature landscaping along Huron Road

Motion carried. (5-1) (Noes: J. Wiezbiskie)

NEW BUSINESS:

2. (ZP 16-24) Discussion and action on the request for a Conditional Use Permit (CUP) to authorize a surface parking lot along the northeast corner of Kellogg Street and N. Chestnut Avenue, submitted by Jeff Knutson, Historic Restorations. (Ald. R. Scannell, District 7) (0:29:33).

M. Lyons presented to Commissioners the request for a CUP at Kellogg and N. Chestnut Avenue. M. Lyons gave a brief history on the property. The parking lot would be to service the two multi-family structures to the east of the lot. Site plans were shown for the development of the site as a whole. He also discussed access to/from the parking lot and landscaping. Staff is recommending approval subject to the following conditions:

- A. A fence that is compliant with the Green Bay Municipal Code and landscaping matching what is proposed along the west property line shall be installed along the north property line.
- B. The historical monument located within the Chestnut Avenue right of way shall not be moved, modified or altered without approval from the City of Green Bay.
- C. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit (CUP), including standard site plan review and approval.

A conversation took place between staff and Commissioners regarding the historical monument, ownership of the lots, multi-family structure, parking lot spaces, landscaping, and possible future development.

A motion was made by Ald. D. Nennig and seconded by J. Wiezbiskie to approve the Conditional Use Permit (CUP) to authorize a surface parking lot along the northeast corner of Kellogg Street and N. Chestnut Avenue, subject to the above listed conditions.

A conversation continued with L. Hanson not supporting the request as she believes it has more potential than a parking lot.

Moved by T. Gilbert and seconded by J. Wiezbiskie to suspend the rules for public comments. Motion carried.

Jeff Knutson – Petitioner – 401-409 N. Broadway: J. Knutson presented to Commissioners his reasoning for the request of a surface parking lot. He gave a brief history of the property and how he came to purchase the property.

A conversation ensued between Commissioners, staff, and the petitioner. Items discussed included the time line for the project, multi-family structures and parking needs, other uses for the lot, and landscaping. Ald. M. Steuer spoke about the historical monument and that the HPC is working with the petitioner.

Motion carried.

3. (ZP 16-25) Discussion and action on the request to amend the Planned Unit Development (PUD) for a modified setback along the South Military Avenue access road, located at 1400 Lombardi Avenue, submitted by Steve Bieda, Mau & Associates on behalf of Lombardi Center, LLC. (Ald. J. Vander Leest, District 11) (0:53:49).

P. Neumeyer stated that this is a request to amend an existing PUD, just off of Military and Lombardi Avenue. P. Neumeyer presented information to Commissioners that contained location, zoning, compatibility with the Comprehensive Plan, and why the PUD is being amended. The petitioner's goal is to maximize parking for tenants/future tenants and will need to expand into the setbacks for this to happen. Site plans were shown to Commissioners. Ald. J. Vander Leest and Property owners within 200 ft. were notified of the request. There were no objections received. Staff is recommending approval subject to the draft PUD amendment.

A motion was made by J. Wiezbiskie and seconded by T. Gilbert to approve the request to amend the Planned Unit Development (PUD) for a modified setback along the South Military Avenue access road, located at 1400 Lombardi Avenue, subject to the draft amendment. Motion carried.

4. (ZP 16-27) Discussion and action on the request for a Conditional Use Permit (CUP) for a Transient Residential use located at 1059 Shadow Lane, submitted by Lambeau Field Investments LLC. (Ald. C. Wery, District 8, Ald. G. Zima, District 9) (0:57:13).

M. Lyons presented to Commissioners the CUP request for a TRP located at 1059 Shadow Lane. Information presented included, location of the TRP, zoning, previous requested TRP's. A public meeting was held with neighbors and an operational plan was submitted. M. Lyons reviewed the operational plan, which was included within the meeting packet. Ald. C. Wery, Ald. G. Zima, and neighbors within 200 ft. were notified of the request. No objections were received at the time the report was written. However, Ald. C. Wery did send an e-mail expressing his opposition of the request. Staff is recommending approval of the request, subject to the compliance with the Development standards and compliance with the submitted operating plan.

M. Conard asked if the opposition was for both TRP requests tonight. M. Lyons stated it would be just for the request on Shadow Lane. M. Lyons went on to state that staff does have an on-going discussion with City Attorney's related to TRP's and the standards that are regulating them.

A conversation then took place between staff, Commissioners, and Ald. M. Steuer. Information discussed included TRP saturation, rules and regulations, results from the neighborhood meeting, location of TRPs, clarification of TRP policy, and operational plan.

Moved by J. Wiezbiskie and seconded by Ald. D. Nennig to suspend the rules for public comments. Motion carried.

Mark Anderson – 1063 Shadow Lane: M. Anderson stated he is the property directly to the west of the subject property. He addressed his concerns regarding saturation and now is potentially going to be in-between two TRP houses. S. Bremer stated that neighborhood support is important for bringing in new TRPs and if the neighbors don't come to the meetings, email, or mail in their comments it is very hard for the Commissioners to make decisions.

Ross Kornowske – Petitioner – 2391 Holmgren Way: R. Kornowske is the attorney representing Lambeau Field Investments, LLC. He went over the operating plan with Commissioners. Highlights included people staying at the property, neighborhood meeting results, and leasing information for the property.

A conversation then ensued between Commissioners, petitioner, staff, and Ald. Steuer. Items discussed included who would be staying there, that it will not be a "Packer party house",

missing items from the operational plan, game day parking, selling of the property, potential noise issues, and maximum capacity.

Michael Lenarduzzi – Petitioner – 397 Hoganwood Cir, Sobieski: M. Lenarduzzi stated he is with Lombardi Field Investments, LLC. He clarified some information regarding the maximum number of people that can be in the home.

S. Bremer asked M. Lenarduzzi if they had talked with Planning staff about postings they need to provide for guests. He stated he did not. M. Lenarduzzi then went into some detail regarding the neighborhood meeting.

L. Hanson asked when a TRP could be taken away. P. Neumeyer stated if complaints are getting out of hand, they could require the petitioner to come back before Commissioners and explain the issues.

Ald. D. Nennig stated he is struggling to see the consistency regarding approval/denial of TRPs. S. Bremer agreed and stated that location and strong neighborhood support are other contributing factors and she currently cannot support this request. J. Wiezbiskie agreed.

A conversation ensued between Planning staff and Commissioners regarding the next step for this request. It was suggested by Ald. D. Nennig to table the item and have neighbors submit letters of support/non-support. S. Bremer stated they should wait until after Planning staff meets with the City Attorney and decisions are made to the current guidelines. J. Wiezbiskie stated it wouldn't be fair to the petitioner if the item was denied rather than tabled. Other concerns that were expressed included monetary exchange.

A motion was made by T. Gilbert to deny the request, without prejudice. The motion was not seconded.

T. Gilbert modified his motion and seconded by J. Wiezbiskie to table the request for a Conditional Use Permit (CUP) for a Transient Residential use located at 1059 Shadow Lane to the July Plan Commission Meeting. Motion carried.

5. (ZP 16-28) Discussion and action on the request to authorize a Conditional Use Permit (CUP) for a Transient Residential use located at 1370 Regal Avenue, submitted by Jason A. Haasch, property owner. (Ald. C. Wery, District 8, Ald. J. Vander Leest, District 11) (1:45:24).

P. Neumeyer presented to Commissioners a request for a two-family use CUP for a TRP located at Regal Avenue. Information included was the location, zoning, Comprehensive Plan compatibility, and surrounding property types. P. Neumeyer then went through the development standards for the TRP. A neighborhood meeting was conducted by the applicant prior to tonight's meeting. An operating plan was also submitted and is included in the meeting packet. The applicant's primary residence is located at 1749 Locust, which is the adjoining unit.

A conversation ensued between Commissioners and P. Neumeyer regarding the ceasing of the TRP and location of this TRP.

Moved by Ald. D. Nennig and seconded by J. Wiezbiskie to suspend the rules for public comment. Motion carried.

Jason Haasch – Petitioner - 1370 Regal / 1749 S. Locust St: J. Haasch stated he is the property owner of 1749 S. Locust Street. He gave a brief history of the property.

A conversation then ensued between Commissioners, staff, and the petitioner. Some issues discussed included information from the operation plan and police calls listed in the development standards. S. Bremer brought up that “age” cannot be a deciding factor for prospective renters, as that is considered age discrimination. However, it can be worded different to include adult presence. Ald. D. Nennig asked about the neighborhood meeting. J. Haasch then presented to Commissioners signatures from those who attended the meeting.

M. Conard returned the meeting to regular order of business.

A motion was made by Ald. D. Nennig and seconded by J. Wiezbiskie to approve a Conditional Use Permit (CUP) for a Transient Residential use located at 1370 Regal Avenue, subject to the following conditions:

- A. Compliance with the Development standards found in 13-1602(j), Green Bay Zoning.
- B. The Conditional Use Permit shall expire if the applicant no longer resides at 1749 South Locust Street.
- C. Compliance with the submitted operating plan and the amendment regarding the age requirement.
- D. The applicant submitting letters of support from the surrounding property owners.
- E. Receipt of the letters of support prior to Friday, June 17, 2016

Motion carried.

6. (ZP 16-29) Discussion and action on the request to rezone 1930 Bart Starr Drive from General Industrial (GI) to General Commercial (C1), submitted by Sam Winterfeldt, Keller, Inc., on behalf of Peter J. and Renee M. Engels, property owners. (Ald. G. Zima, District 9) (2:03:18).

P. Neumeyer presented to Commissioners the request for the rezoning at 1930 Bart Starr Drive. Information presented included the location of the subject property, current zoning, Comprehensive Plan Compatibility, and surrounding property zones. The proposal is to change the use of the property to a dance studio, which is not permitted in a GI use. This property would be considered as an extension of an existing commercial area. Affected property owners and Ald. G. Zima were notified of the request. No inquiries were received regarding this request. Staff is recommending approval of the request.

S. Bremer questioned if this was an instructional dance school, which P. Neumeyer stated yes.

A motion was made by J. Wiezbiskie and seconded by Ald. D. Nennig to approve to rezone 1930 Bart Starr Drive from General Industrial (GI) to General Commercial (C1). Motion carried.

7. (PP 15-09) Discussion and action on the request to approve the Citizen Participation Plan for the Stadium Entertainment District Master Plan. (Ald. G. Zima, District 9) (2:06:34)

S. Hummel stated the project was brought before the Plan Commission in April to initiate the Plan. Since then there has been one Citizen Steering Committee with a second scheduled for June 14, 2016, and the first public meeting on Wednesday, June 15, 2016. The purpose of this item is to have their public engagement plan approved. S. Hummel then shared information from their first Citizen Committee meeting, which included project boundaries, the Citizen

Participation Plan, Citizen Steering Committee members, and how this information was advertised. Staff recommended approval of the request.

Ald. D. Nennig asked what other types of tools would be used to gather information and advertise. S. Hummel stated that would be up to the consulting firm and will be addressed at the Steering Committee meeting. S. Bremer asked where meetings will be posted for the public. S. Hummel stated it will be on the City's website, Facebook, and press releases.

A motion was made by J. Wiezbiskie and seconded by T. Gilbert to approve the Citizen Participation Plan for the Stadium Entertainment District Master Plan. Motion carried.

INFORMATIONAL:

OTHER:

Director's Update on Council Actions (2:11:54).

K. Vonck reported the following information:

Items approved / denied from the May 17, 2016 Meeting:

- CUP for 2388 Manitowoc Rd was denied
- CUP for 1719 Gross Ave was approved.
- PUD amendment approved for 2400 University Ave to include 604 Fred Street
- Rezoning of 604 Fred Street from Low Density Residential to Highway Commercial was approved.
- Rezoning of 515 W. Walnut from Highway Commercial and Office Residential to Downtown and rezoning of 113 S. Maple Avenue from Office Residential to Downtown was approved.

A motion was made by J. Wiezbiskie and seconded by S. Bremer to adjourn. Motion carried.

Meeting adjourned at 8:12 p.m.

SUBMITTED PETITIONS: (for informational purposes only)